

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		POND LN, ARLINGTON

## OWNERSHIP

Owner 1:	ROSSIEN ANITA W/TRUSTEE		
Owner 2:	AR12 POND LAND REALTY TRUST		
Owner 3:			
Street 1:	12 POND LANE #31		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	ROSSIEN ANITA W -		
Owner 2:	-		
Street 1:	12 POND LANE #31		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1972, having primarily Brick Exterior and 926 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	447,200			447,200
Total Card	0.000	447,200			447,200
Total Parcel	0.000	447,200			447,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		482.94	/Parcel: 482.94

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	434,200	0	.		434,200	434,200	Year End Roll	12/18/2019
2019	102	FV	408,300	0	.		408,300	408,300	Year End Roll	1/3/2019
2018	102	FV	335,700	0	.		335,700	335,700	Year End Roll	12/20/2017
2017	102	FV	251,600	0	.		251,600	251,600	Year End Roll	1/3/2017
2016	102	FV	251,600	0	.		251,600	251,600	Year End	1/4/2016
2015	102	FV	258,500	0	.		258,500	258,500	Year End Roll	12/11/2014
2014	102	FV	248,100	0	.		248,100	248,100	Year End Roll	12/16/2013
2013	102	FV	248,100	0	.		248,100	248,100		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible]

**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	57137
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

APPRaised:  
USE VALUE:  
ASSESSed:

447,200 /	447,200
447,200 /	447,200
447,200 /	447,200

1 of 1  
CARD

## Condominium

**ARLINGTON**

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrckorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:	PL - 12 POND LANE		

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average			
Year Blt:	1972	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdicth:		Fact:	
Const Mod:			
Lump Sum Adj:			

## OTHER FEATURES

Kits: 1	Rating: Average
A Kits:	Rating:
Frpl: 0	Rating: Average
WSFlue:	Rating:

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 4		BRs: 2			Baths: 1			HB: 0			

## CONDO INFORMATION

Location:	LS - Left Side
Total Units:	
Floor:	3 - 3rd Floor
% Own:	1.730900049
Name:	17 - 6032

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
<b>Totals</b>			
1	4	2	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	AV - Average	28.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28.2	%

## CALC SUMMARY

Basic \$ / SQ:	320.00
Size Adj.:	1.14794815
Const Adj.:	1.31197500
Adj \$ / SQ:	481.945
Other Features:	32824
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	622837
Depreciation:	175640
Depreciated Total:	447197

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	626.53	
Special Features:	0	Val/Su Net:	482.94	
Final Total:	447200	Val/Su SzAd	482.94	

**MOBILE HOME**      Make:      Model:      Serial #:      Year:      Color:

### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 009.A-0002-0031.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	926	481.950	446,281	
Net Sketched Area:		926	Total:	446,281	
Size Ad	926	Gross Are	926	FinArea	926

### SUB AREA DETAIL

[illegible]

**IMAGE**

